

099.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

778,000 / 778,000

USE VALUE:

778,000 / 778,000

ASSESSED:

778,000 / 778,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
43		MELVIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DIRANIAN RICHARD-ETAL	
Owner 2: DIRANIAN KAREN	
Owner 3:	

Street 1: 43 MELVIN ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 9,821 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Texture 111 Exterior and 1925 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt 8 22E
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 9821 Sq. Ft. Site 0 70. 0.73 4

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9821.000	276,400	1,400	500,200	778,000	

Total Card	0.225	276,400	1,400	500,200	778,000	Entered Lot Size
Total Parcel	0.225	276,400	1,400	500,200	778,000	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	404.16	/Parcel: 404.1	Land Unit Type:
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Parcel ID	099-0-0004-0006.0
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!8037!

USER DEFINED

Prior Id # 1: 64600

Prior Id # 2:

Prior Id # 3:

12/10/20 22:37:40

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

11/30/20 14:01:03

jorourke

8037

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,500	1400	9,821.	500,200	778,100	778,100	Year End Roll	12/18/2019
2019	101	FV	213,400	1500	9,821.	500,200	715,100	715,100	Year End Roll	1/3/2019
2018	101	FV	213,400	1500	9,821.	428,800	643,700	643,700	Year End Roll	12/20/2017
2017	101	FV	213,400	1500	9,821.	400,200	615,100	615,100	Year End Roll	1/3/2017
2016	101	FV	213,400	1500	9,821.	343,000	557,900	557,900	Year End	1/4/2016
2015	101	FV	212,400	1500	9,821.	307,300	521,200	521,200	Year End Roll	12/11/2014
2014	101	FV	212,400	1500	9,821.	284,400	498,300	498,300	Year End Roll	12/16/2013
2013	101	FV	212,400	1500	9,821.	271,200	485,100	485,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19989-377		8/1/1989		210,000	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2010	2300	Re-Roof	8,860					
4/16/2003	305	Redo Bat	15,000					
1/25/1996	31		53,000					22X44 ADD 10X10 WD

BUILDING PERMITS

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
6/9/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
7/27/1991		JK	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Very Good			22 223523.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 19 - Texture 111				A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: NATURAL				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1957	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G12		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall: 6 - Average	Functional:		%	Interior:				1	8	3									
Sec Int Wall:	Economic:		%	Additions:															
Partition: T - Typical	Special:		%	Kitchen:															
Prim Floors: 3 - Hardwood	Override:		%	Baths: 2003															
Sec Floors:	Total:	18.6 %		Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				Total:	1	8	3												
Insulation: 2 - Typical																			
Int vs Ext:																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 099.0-0004-0006.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
22	Wood Deck	D	Y	1	12X12	A	AV	1990	12.94	T	23.2	101			1,400		1,400		
More: N				Total Yard Items: 1,400				Total Special Features:				Total: 1,400				AssessPro Patriot Properties, Inc			